#### FORM D

# UNITED STATES SECURITIES AND EXCHANGE COMMISSION

Washington, D.C. 20549

## FORM D



# NOTICE OF SALE OF SECURITIES PURSUANT TO REGULATION D. **SECTION 4(6), AND/OR**

1428	187 _
OMB APP	ROVAL
OMB Number:	3235-0076
Expires:	August 31, 2008
Estimated average b	ourden
hours per response.	16.00

SEC USE ONLY

DATE RECEIVED

Serial

<del>PROCES</del>SED

Prefix

other (please specify): Limited Liability Company

Estimated

DE

08058888 UNIFORM LIMITED OFFERI	NG EXEMPTION
Name of Offering ( check if this is an amendment and name has changed, and Tenant-in-Common Interests in Gateway Station Shopping Center P	
Filing Under (Check box(es) that apply): ☐ Rule 504 ☐ Rule 505  Type of Filing: ☐ New Filing ☐ Amendment	
A. BASIC IDENTIFIC	CATION DATA SEG Mail
Enter the information requested about the issuer	Mail Processing
Name of Issuer ( check if this is an amendment and name has changed, and i	indicate change.)
Covington Gateway Acquisition, LLC	SEP - 2 ZUUM
Address of Executive Offices (Number and Street, City, State, Zip 30 S. Wacker Drive, Suite 2750, Chicago, IL 60606	
Address of Principal Business Operations (Number and Street, City, State, Zip (if.different from Executive Offices)	p Code) Telephone Number (Inclu <b>Mashingtwa). DC</b>
Brief Description of Business	
The acquisition, lease and sale of undivided tenant-in-common inter and Burleson, Texas.	rests in real estate, specifically a shopping center in Fort Worth
Type of Business Organization	

Year

7

Actual

0

#### **GENERAL INSTRUCTIONS**

Actual or Estimated Date of Incorporation or Organization:

corporation

business trust

#### Federal:

Who Must File: All issuers making an offering of securities in reliance on an exemption under Regulation D or Section 4(6), 17 CFR 230.501 et seq. or 15 U.S.C. 77d(6).

limited partnership, already formed

0

Month

CN for Canada: FN for other foreign jurisdiction)

limited partnership, to be formed

When to File: A notice must be filed no later than 15 days after the first sale of securities in the offering. A notice is deemed filed with the U.S. Securities and Exchange Commission (SEC) on the earlier of the date it is received by the SEC at the address given below or, if received at that address after the date on which it

due, on the date it was mailed by United States registered or certified mail to that address.

Where to File: U.S. Securities and Exchange Commission, 450 Fifth Street, N.W., Washington, D.C. 20549

Jurisdiction of Incorporation or Organization: (Enter two-letter U.S. Postal Service abbreviation for State:

Copies Required: Five (5) copies of this notice must be filed with the SEC, one of which must be manually signed. Any copies not manually signed must be photocopies of the manually signed copy or bear typed or printed signatures.

Information Required: A new filing must contain all information requested. Amendments need only report the name of the issuer and offering, any changes thereto, the information requested in Part C, and any material changes from the information previously supplied in Parts A and B. Part E and the Appendix need not be filed with the SEC.

Filing Fee: There is no federal filing fee.

This notice shall be used to indicate reliance on the Uniform Limited Offering Exemption (ULOE) for sales of securities in those states that have adopted ULOE and that have adopted this form. Issuers relying on ULOE must file a separate notice with the Securities Administrator in each state where sales are to be, or have been made. If a state requires the payment of a fee as a precondition to the claim for the exemption, a fee in the proper amount shall accompany this form. This notice shall be filed in the appropriate states in accordance with state law. The Appendix to the notice constitutes a part of this notice and must be completed.

#### ATTENTION-

Failure to file notice in the appropriate states will not result in a loss of the federal exemption. Conversely, failure to file the appropriate federal notice will not result in a loss of an available state exemption unless such exemption is predicated on the filing of a federal notice.

SEC 1972 (6-02)

Persons who respond to the collection of information contained in this form are not required to respond unless the form displays a currently valid OMB control number.

1 of 10

#### A. BASIC IDENTIFICATION DATA 2. Enter the information requested for the following: · Each promoter of the issuer, if the issuer has been organized within the past five years; · Each beneficial owner having the power to vote or dispose, or direct the vote or disposition of, 10% or more of a class of equity securities of the issuer; · Each executive officer and director of corporate issuers and of corporate general and managing partners of partnership issuers; and · Each general and managing partner of partnership issuers. General and/or Check Box(es) that Apply: □ Promoter Beneficial Owner □ Executive Officer ☐ Director Managing Partner Full Name (Last name first, if individual) Covington Gateway Mezzanine, LLC Business or Residence Address (Number and Street, City, State, Zip Code) 30 S. Wacker Drive, Suite 2750, Chicago, IL 60606 ■ Executive Officer □ Director General and/or ☑ Promoter ■ Beneficial Owner Check Box(es) that Apply: Managing Partner Full Name (Last name first, it individual) Covington Realty Partners, LLC Business or Residence Address (Number and Street, City, State, Zip Code) 30 S. Wacker Drive, Suite 2750, Chicago, IL 60606 Promoter ☐ General and/or ☐ Beneficial Owner ☐ Executive Officer □ Director Check Box(es) that Apply: Managing Partner Full Name (Last name first, if individual) Business or Residence Address (Number and Street, City, State, Zip Code) General and/or □ Director ☐ Executive Officer Check Box(es) that Apply: ☐ Promoter Beneficial Owner Managing Partner Full Name (Last name first, if individual) Business or Residence Address (Number and Street, City, State, Zip Code) ☐ Executive Officer General and/or □ Director Check Box(es) that Apply: Beneficial Owner □ Promoter Managing Partner Full Name (Last name first, if individual) Business or Residence Address (Number and Street, City, State, Zip Code) General and/or □ Executive Officer □ Director Check Box(es) that Apply: □ Promoter Beneficial Owner Managing Partner Full Name (Last name first, if individual) Business or Residence Address (Number and Street, City, State, Zip Code) General and/or Check Box(es) that Apply: Promoter ■ Beneficial Owner Executive Officer Director Managing Partner Full Name (Last name first, if individual) Business or Residence Address (Number and Street, City, State, Zip Code)

-				В.	INFORMA	ATION ABO	OUT OFFE	RING					
I. Has	the issuer s	old, or doe						in this offer			Yes	No ⊠	
			Α	nswer also	in Append	lix, Colum	n 2, if filin	g under ULG	DE.				
2. Wha	t is the min	imum invo	stment tha	t will be acc	cepted fro	m any indiv	vidual?		***************		\$222,140*_		
3. Does	3. Does the offering permit joint ownership of a single unit?												
offer and/ assoc	mission or ring. If a proor with a st ciated person	similar ren erson to be ate or state ons of such	nuneration listed is ar s, list the n a broker o	for solicitat associated ame of the r dealer, yo	ion of pur person or broker or	chasers in o agent of a dealer. If m	connection broker or c lore than fi	given, direct with sales of dealer regist we (5) persof for that bro	of securitie ered with ons to be li	s in the the SEC sted are			
Full Na	me (Last na	ame first, i	f individua	l)									
	s or Reside			r and Street 48103	, City, Sta	te, Zip Coo	le)						
Name o	f Associate ma Financi	d Broker o	r Dealer										
States in	n Which Pe	rson Lister	d Has Solic	ited or Inte								1 States	
[AL] [IL]	[AK] [IN]	[AZ] [IA]	[AR] [KS]	[CA√] [KY]	[CO] [LA]	[CT] [ME]	[DE] [MD]	[DC] [MA]	[FL] [MI✓]	[GA] [MN]	[HI] [MS]	[ID√] [MO]	
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	me (Last na berts, Pete		f individua	l)				-					
Busines	s or Reside	nce Addre		r and Street uite 330, S									
	f Associate INI Broke			<u> </u>							<u> </u>		
States in	n Which Pe	rson Listed	d Has Solic	ited or Inte			sers					l States	
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				r and Street uite 330, S					. —				
	f Associate INI Broke									•		·	
States in	n Which Pe	rson Lister	d Has Solic	ited or Inte	nds to Sol	icit Purcha	sers				🗌 AI	I States	
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<sup>\*</sup> A smaller amount may be accepted by the company in its sole discretion.

		•		В.	INFORMA	ATION ABO	UT OFFE	RING				
I. Has	the issuer s	old, or doe				-accredited			-		Yes	No
2. Wha	t is the min	imum inve	stment tha	t will be ac	cepted from	m any indiv	ridual?		•,-,		\$222,14	10*
	2. What is the minimum investment that will be accepted from any individual?											
4. Ente comi offer and/o	r the information or ing. If a poor with a st	nation requ similar rem erson to be ate or state	ested for e uneration listed is ar s, list the n	ach person for solicitat associated ame of the	who has b ion of pur person or broker or		be paid or connection broker or co	given, dire with sales lealer regis ve (5) pers	ectly or ind of securition tered with ons to be li	irectly, any es in the the SEC sted are		
	me (Last na omas, Tro		individua	l)	•							
Busines	s or Reside	nce Addre	•			te, Zip Cod	e)					
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	f Associate			1 12310								
OM	INI Broke	rage, Inc.										
States in (Che	n Which Pe ck "All St	rson Listed ates" or che	l Has Solic ck individ	ited or Inte ual States).	nds to Sol	icit Purchas	sers	••••••			🔲 AI	l States
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Full Na	me (Last na	ame first, if	individua	1)								
Busines	s or Reside	nce Addre	ss (Numbe	r and Street	, City, Sta	te, Zip Cod	e)					
Name o	f Associate	d Broker o	r Dealer									
						icit Purchas		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	. 1		🗌 Al	I States
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<sup>\*</sup> A smaller amount may be accepted by the company in its sole discretion.

#### 1. Enter the aggregate offering price of securities included in this offering and the total amount already sold. Enter "0" if answer is "none" or "zero." If the transaction is an exchange offering, check this box \( \square\) and indicate in the columns below the amounts of the securities offered for exchange and already exchanged Amount Already Aggregate Sold Type of Security Offering Price -0-Debt ..... \$ -0--0-Equity..... Common ☐ Preferred Convertible Securities (including warrants) -0-S -0-\$ Partnership Interests.... \$5,062,758.49 Total ..... \$7,404,673 \$5,062,758.49 Answer also in Appendix, Column 3, if filing under ULOE. 2. Enter the number of accredited and non-accredited investors who have purchased securities in this offering and the aggregate dollar amounts of their purchases. For offerings under Rule 504, indicate the number of persons who have purchased securities and the aggregate dollar amount of their purchases on the total lines. Enter "0" if answer is "none" or "zero." Aggregate Number Dollar Amount Investors of Purchases Accredited Investors \$5,062,758.49 -0-Non-accredited Investors 5 Total (for filings under Rule 504 only)..... Answer also in Appendix, Column 4, if filing under ULOE. 3. If this filing is for an offering under Rule 504 or 505, enter the information requested for all securities sold by the issuer, to date, in offerings of the types indicated in the twelve (12) months prior to the first sale of securities in this offering. Classify securities by type listed in Part C - Question 1. Type of Dollar Amount Sold Type of Offering Security Rule 505..... \$ Regulation A..... Rule 504..... \$ Total ..... \$ 4. a. Furnish a statement of all expenses in connection with the issuance and distribution of the securities in this offering. Exclude amounts relating solely to organization expenses of the issuer. The information may be given as subject to future contingencies. If the amount of an expenditure is not known, furnish an estimate and check the box to the left of the estimate. $\boxtimes$ Transfer Agent's Fees..... Printing and Engraving Costs..... $\boxtimes$ \$ -0-\$148,093 $\boxtimes$ Legal Fees..... $\boxtimes$ -0-Accounting Fees $\boxtimes$ -0-Engineering Fees. $\boxtimes$ \$740,467 Sales Commission (specify finders' fees separately) \$ Other Expenses (identify) $\boxtimes$ \$888,560 Total .....

C. OFFERING PRICE, NUMBER OF INVESTORS, EXPENSES AND USE OF PROCEEDS

	C. OFFERING PRICE	, NUMBER OF INVESTORS, EXPENSES AND USE	OF	PRO	CEEDS			
b.	and total expenses furnished in response t	te offering price given in response to Part C – Que to Part C – Question 4.a. This difference is the "ad	juste	d		\$6,	516,	13
5.	each of the purposes shown. If the amoun	I proceeds to the issuer used or proposed to be use at for any purpose is not known, furnish an estimate the total of the payments listed must equal the adju- sponse to Part C — Question 4.b above.	e and	i				
				1	yments to Officers, Directors Affiliates			nyments To Others
	Salaries and fees		$\boxtimes$	\$642	2,250	$\boxtimes$	\$24	8,625
	Purchase of real estate		$\boxtimes$	\$	0	$\boxtimes$	\$4,4	150,001
	Purchase, rental or leasing and install	ation of machinery and equipment	$\boxtimes$	\$	0	$\boxtimes$	\$	0
	Construction or leasing of plant build	lings and facilities	$\boxtimes$	\$	0	$\boxtimes$	\$	0
	offering that may be used in exchange	ading the value of securities involved in this e for the assets or securities of another issuer	⋈	5	0	⋈	<u>\$</u>	0
	Repayment of indebtedness		$\boxtimes$	\$	0	$\boxtimes$	\$	0
	Working capital		$\boxtimes$	\$	0	$\boxtimes$	<u>\$</u>	0
	Other (specify): Financing Costs, Clo	osing Costs, Reserves and Escrows	☒	<u>\$</u>	0	×	\$1,	75,237
	Column Totals		Ø	\$642	2,250	⊠	\$5,8	373,863
	Total Payments Listed (column totals	s added)				516,11	3	
		D. FEDERAL SIGNATURE						
foll	owing signature constitutes an undertaking	gned by the undersigned duly authorized person. It by the issuer to furnish to the U.S. Securities and by the issuer to any non-accredited investor pursua	Exc	hang	e Commissio	n, up	on v	vritten
Issu	er (Print or Type)	Signature		Dat	·			
Cov	ington Gateway Acquisition, LLC	M		2	128/0	28-		
Nar	ne of Signer (Print or Type)	Title of Signer (Print or Type)						
Ma	thew Masinter	Vice President, Covington Realty Partners, LLC, Mezzanine, LLC, Manager of Covington Gatewa				n Gat	ewa	У

# -ATTENTION-----

Intentional misstatements or omissions of fact constitute federal criminal violations. (See 18 U.S.C. 1001.)

	E. STATE SIGNATURE		
	62 presently subject to any of the disqualificat		No ⊠
	See Appendix, Column 5, for state respons	se.	
2. The undersigned issuer hereby undertak Form D (17 CFR 239.500) at such time	es to furnish to any state administrator of any s as required by state law.	state in which this notice is filed, a notice	ce on
3. The undersigned issuer hereby underta issuer to offerees.	kes to furnish to the state administrators, upo	on written request, information furnishe	d by the
Limited Offering Exemption (ULOE)	he issuer is familiar with the conditions that m of the state in which this notice is filed and und oblishing that these conditions have been satisf	lerstands that the issuer claiming the ava	
The issuer has read this notification and k undersigned duly authorized person.	nows the contents to be true and has duly cau	sed this notice to be signed on its beha	If by the
Issuer (Print or Type)	Signature	Date	
Covington Gateway Acquisition, LLC		8/28/08	
Name (Print or Type)	Title (Print or Type)		
Matthew Masinter	Vice President, Covington Realty Partners Mezzanine, LLC, Manager of Covington		

#### Instruction:

Print the name and title of the signing representative under his signature for the state portion of this form. One copy of every notice on Form D must be manually signed. Any copies not manually signed must be photocopies of the manually signed copy or bear typed or printed signatures.

### APPENDIX

ı	Intend to non-a	to sell ccredited s in State -Item 1)	Type of security and aggregate offering price offered in state (Part C-Item 1)		Type of amount put (Part	5 Disqualification under State ULOI (if yes, attach explanation of waiver granted) (Part E-Item 1)			
State	Yes	No		Number of Accredited Investors	Amount	Number of Non-Accredited Investors	Amount	Yes	No
AL				myesiois	7,1110,011				
AK									
ΑZ									
AR									
CA		⊠	Undivided tenant in common interests in real estate \$7,404,673	10	\$2,950,701.15	0	N/A		×
СО									
СТ				_					
DE									
DC									
FL		×	Undivided tenant in common interests in real estate \$7,404,673	l	\$222,140	0	N/A		⊠
GA									
ΗĮ									
ID		⊠	Undivided tenant in common interests in real estate \$7,404,673	_	\$237,000	0	N/A		
IL							<del></del>		
IN									
IA									
KS	Ö								
KY									
LA					····		·		
МЕ									
MD									
MA					· · · · · · · · · · · · · · · · · · ·				
MI		⊠	Undivided tenant in common interests in real estate \$7,404,673	1	\$264,725	0	N/A		

#### APPENDIX

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	Intend to non-a investors	to sell ccredited s in State -Item 1)	Type of security and aggregate offering price offered in state (Part C-Item 1)		Type of investor and amount purchased in State (Part C-Item 2)							
				Number of		Number of Non-Accredited	•					
State	Yes	No		Accredited Investors	Amount	Investors	Amount	Yes	No			
MN												
MS												
МО												
МТ												
NE												
NV		Ø	Undivided tenant in common interests in real estate \$7,404,673	l	\$410,000	0	N/A		⊠			
NH												
NJ		Ø	Undivided tenant in common interests in real estate \$7,404,673	1	\$150,314.86	0	N/A		⊠			
NM												
NY		⊠	Undivided tenant in common interests in real estate \$7,404,673	2	\$605,737.48	0	N/A		⊠			
NC				·								
ND												
ОН												
ОК					·							
OR				-								
PA							·					
RI												
SC							<u> </u>					
SD												
TN				_								
TX						_						
UT												
VT												
VA												

## APPENDIX

	Type of security Intend to sell and aggregate to non-accredited investors in State (Part B-Item I)  A Type of security and aggregate Type of investor and amount purchased in State (Part C-Item I)  Type of investor and amount purchased in State (Part C-Item I)					Disqual under Sta (if yes explan waiver	ification ate ULOE , attach ation of granted) -Item 1)		
State	Yes	No ⊠	Undivided tenant in	Number of Accredited Investors	Amount \$222,140	Number of Non-Accredited Investors	Amount N/A	Yes	No 🛛
WA			common interests in real estate \$7,404,673	1	3222,170		IVA		23
wv									
WI									
WY									
PR					·				

